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phase 2 : land use plan

MARTINEZ WATERFRONT
PHASE 2: LAND USE PLAN
MARTINEZ, CONTRA COSTA COUNTY
CALIFORNIA

Consultants

Arbegast and Newton
1647 Hopkins Street
Berkeley, California 94707

July 1975

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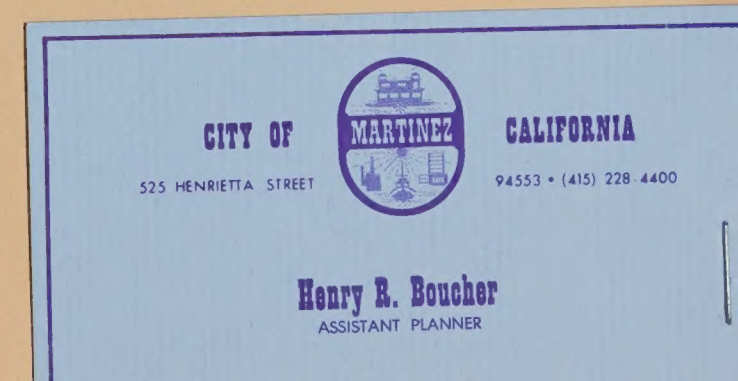
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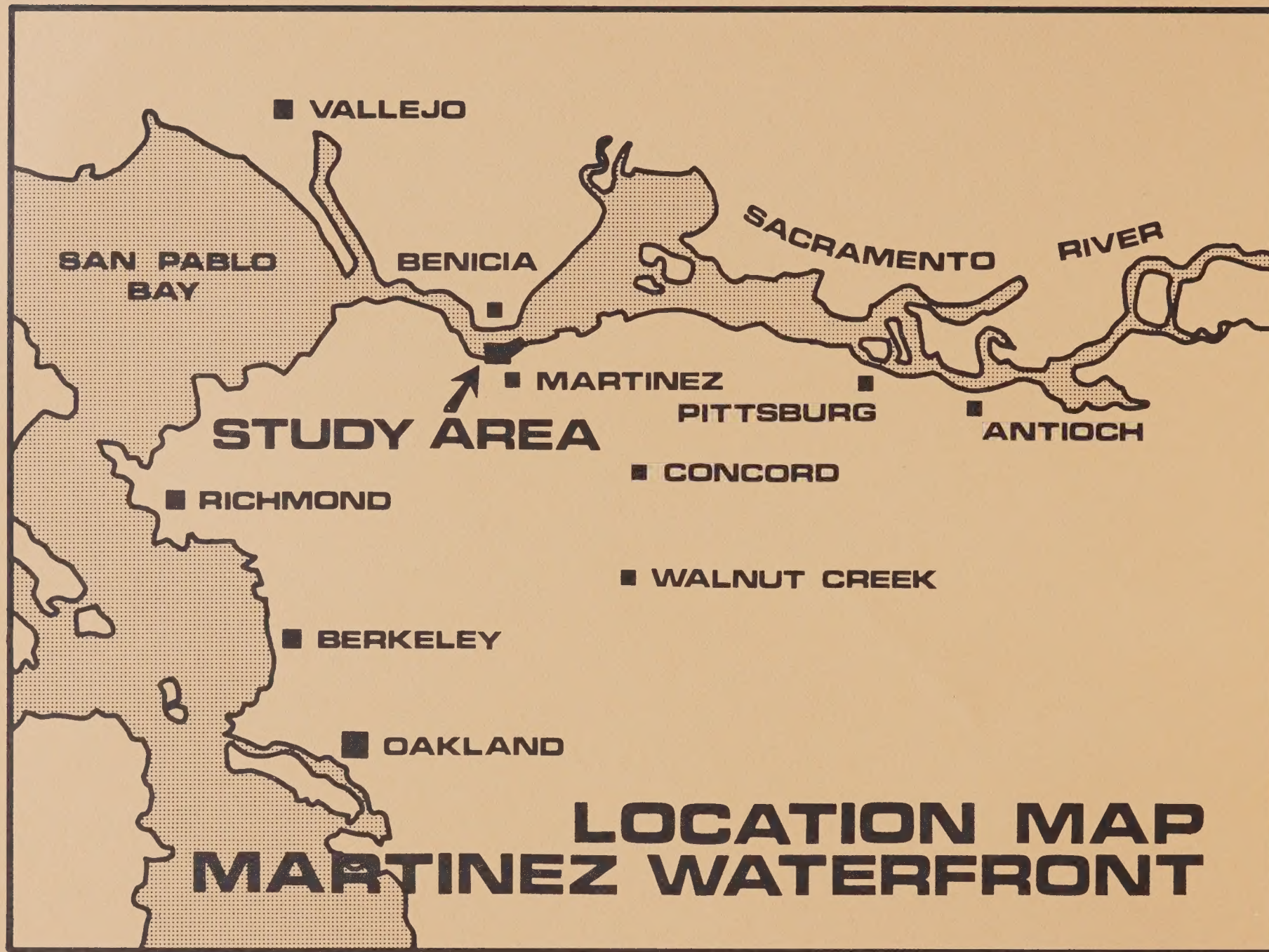
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INTRODUCTION

In June, 1974, the Martinez Waterfront Planning Agency commissioned the firm of Arbegast and Newton as consultants to prepare an in-depth study of the Martinez Waterfront for the purposes of assessing suitability and potential for the development of a shoreline park. The study was divided into two phases: Phase 1, Resource Analysis, and Phase 2, Land Use Plan.

The first phase, which deals with analysis of the study area in terms of its inter-related man-made and natural features and resources and the evaluation of the site as a shoreline park, was prepared by the consultants and adopted by the Agency in October, 1974. Following this, the Resource Analysis was adopted by the Agency's ancillary entities, the City of Martinez and the East Bay Regional Park District in November, 1974.

Preparation and adoption of the Resource Analysis laid the groundwork for focusing effort "on combining alternatives, studying relationships, and assessing the feasibility of uses and facilities in the terms of user needs and of the site itself. [The Land Use Plan has become] the physical planning process necessary to determine the best possible uses. . . . to fit the land available consistent with the estimated carrying capacity and the long-range non-consumptive utilization of the varied attributes of the site."

At the same time, the City of Martinez retained the consultants to prepare a separate master plan for the Martinez Marina. The intent of the Marina

Master Plan was to study the area immediately adjacent to the existing marina to determine potential and set forth guidelines for future development. As described in the Resource Analysis, "the existing Martinez Marina has been dealt with as a separate entity insofar as its independent and inner-directed requirements and functions are concerned. However, the outer-directed role of the Marina has been carefully considered in terms of its relationship to other resources and its impact on the total study area." This statement describes how the Marina area was considered in the development of the Land Use Plan. The final adopted version of the Marina Master Plan has been generally incorporated into the Land Use Plan; for specific proposed development, one should refer to the Marina Plan itself.

The Martinez Waterfront Land Use Plan is, by definition, a plan showing the proposed ultimate parkland uses in general terms, within the study area. It also indicates proposed facilities, activities, and their relationships but does not qualify in the strictest sense as a master plan. Moreover, the Land Use Plan is not intended to fulfill the requirements of design development since the scale of the site and the scope of uses prohibits the detailed depiction and precise arrangement of proposed improvements. The Plan comprises a relatively flexible framework within which further study and more detailed design investigation must be accomplished to resolve the specific problems and interrelationships of grading, drainage, planting, construction detailing, etc., before development of any portion of the site can be initiated.

The final Land Use Plan for the site and this Report comprise the Phase 2 submittal. The purpose of this Report narrative is to explain the planning process and concepts behind the Plan, and to clarify the uses, facilities, activities, and their relationships, and to present recommendations for development phasing and uses of local or regional character.

DEVELOPMENT OF THE PLAN

The process leading to the final Land Use Plan and Report began with a workshop proposed and arranged by the consultants. The workshop took place on January 18, 1975, in Martinez and was well attended by members of the Waterfront Planning Agency, the Agency Advisory Committee, and the public.

The all-day session began with short informational talks on site resources and related subjects. By way of background, the consultants brought those in attendance up to date on the Resource Analysis and the proposed planning process.

Maps, diagrams, and charts explaining site analysis and findings had been prepared and displayed around the room for information and discussion.

After lunch, participants were assembled into eight small groups at individual tables, given prints of the study area map, and asked to plan the site. After this, each group appointed a spokesman to briefly present his group's plan.

Most of the participants' planning solutions were in



harmony with one another. A majority of the participants were in general agreement as to the uses and facilities that should be included in the Plan, their location, extent, and relationships.

The objectives of the workshop were:

1. To inform and educate interested citizens about the site -- its resources, problems and factors.
2. To acquaint the participants with the planning process.
3. To gain input from participants as to their needs, hopes, preferences, and problems as they saw them.

4. To have the participants interact with the consultants and members of the Agency for expressions of concern and a mutual understanding of park potentials.
5. And to provide the base, in the form of plan synthesis, for continued development of the Land Use Plan

Following the workshop, the consultants prepared two plans which summarized workshop results. A third plan, the Schematic Phase 2 Land Use Plan, was also prepared based on workshop results, the Resource Analysis, and site planning studies. These were presented to the Agency and public on March 12.

The first public presentation was well attended, and many comments and concerns were brought out regarding the Schematic Plan.

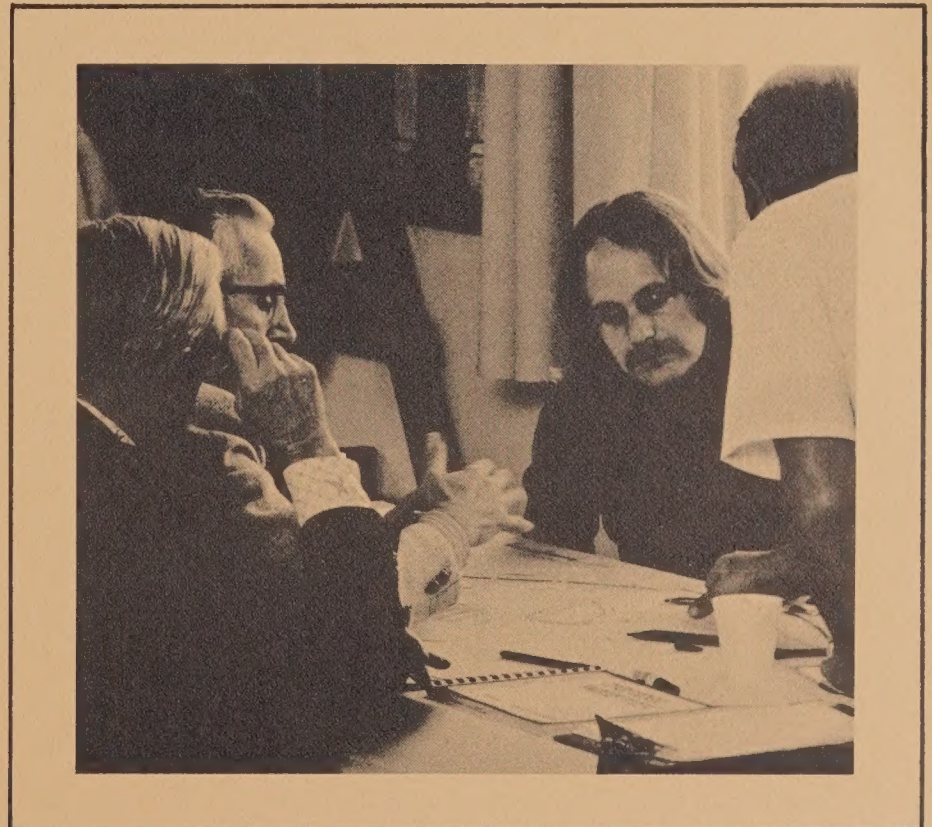
Before revising the Schematic Land Use Plan in accordance with feedback from the March 12 meeting, a second public presentation was held on March 26 where additional comments were received.

The Schematic Plan was revised, and from it evolved Land Use Plans A and B. The consultants felt that information could best be described by producing two plans, one showing the entire study area and describing the general uses and use classes with the second focusing on the core of the park, showing and describing proposed facilities in greater detail.

On April 9, 1975, Land Use Plans A and B were presented to the Waterfront Planning Agency and

Advisory Committee for further review and comment. At this time, the consultants were directed to send out copies of the Plans to various agencies and individuals for their information and review: U.S. Army Corps of Engineers, Bay Conservation and Development Commission, Department of Navigation and Ocean Development, State Lands Commission, State Water Quality Control Board, Contra Costa County Planning Department, Contra Costa County Flood Control, Senators Knox and Nejedly, and Representative Boatwright.

Drafts of the "Recommendations" sections of this Report were prepared and submitted to the Agency's staff for review.



On April 23, another meeting was held at which a working draft of this Report was presented to the Agency and Advisory Committee. Comments on the "Recommendations" sections were received and discussed. The consultants suggested that review of the Report draft and Plans, including any feedback from other agencies and individuals, be received during May. At this time, the Agency directed its staff to study the "Recommendations" and present a report at the next meeting.

On May 28, 1975, the Agency staff reported its findings, including suggested modifications to the Plan and development phasing. After discussion of the staff report, the Agency set the date of June 11 to discuss unresolved issues and reach the decisions necessary to approve the Land Use Plan.

At the June 11 meeting, the Agency entered into final discussion with its staff and consultants and approved the Plan pending final modifications as adopted.

On July 15, 1975, the final Plan and Report (as modified) was presented to the Agency for adoption.

THE LAND USE PLAN

In order to be understood, the Land Use Plan requires a support narrative to explain and clarify the various uses and their relationships and the variety of facilities and activities proposed for each use area. While the Resource Analysis set forth general guidelines for land planning, the more specific proposals as related to size, location, and character of site land areas are discussed below.

The more intensive development takes place on the dryland areas, the wetlands being either preserved as they exist for views, open water, estuary, flora, and fauna or minimally developed for passive uses. No additional filling of wetland areas is indicated.

Ferry St. Extension virtually becomes a division line between the active, intensively developed areas to the east and the more passive portions of the study area to the west.

The Marina Area has been treated as the Resource Analysis suggests -- "a self-contained complex with supportive facilities (boating, fishing, tour boat, boat sales, and service) directly related in a compact unit...". In concept, the Marina could operate more or less independently from the park. However, "the recreation furnished by the Marina will complement the park and add to the total recreational opportunities available...", and thus, the Marina would provide an overlap of facilities (parking, restrooms, etc.) for park users while extending the range of uses and activities to park users in the form of fishing, strolling, boating, and restaurants.

Access to the study area will continue to be via Berrellessa and Ferry Streets, both involving grade crossings at the S.P. tracks. Ferry Extension will be the major access route serving the Marina and the majority of the heavier traffic generators -- Entrance Area, Activity Area, and the Sports/Field Games Area. Internal vehicular circulation between these areas and the Nature Study and more passive use

areas west of Alhambra Creek is not feasible. Circulation from one portion of the site to the other will continue to be along Marina Vista and Escobar, outside the study area.

Berrellessa Street connecting with Embarcadero serves areas west of Alhambra Creek including the CCCSD facility. Berrellessa is not extended into the site at the Granger's Park Area, nor is parking indicated here in order to discourage user traffic through the residential area.

GENERAL USES

Sand Area/Beach Setting: As the Resource Analysis points out, no sand beaches exist along the study area shoreline other than the sand pockets (accessible only at low tide) west of the schooner, and it is not possible to create a true beach anywhere on the water's edge due to the soft mud. However, a sand area is possible on a more stable dredge spoils area where sand may be imported and maintained above the high tide line. Because of anticipated intense use, it is located adjacent to the Marina, removed from the center of the more passive quiet wetland areas, with Marina parking readily available. The area can also be reached by walking or bicycling. The Sand Area is backed by mounding (possibly sand dunes with appropriate dune vegetation) providing some wind protection for the picnic area on the southeast side. An informal play area and nearby restroom building complete the setting.

Open Water: Dredge spoils areas are visually unpleasant and of limited recreation value; therefore, potential for transformation into other uses

has been given important consideration. Previous studies have indicated three areas suitable for depositing dredge spoils on the site. Two areas -- Sports/Field Games and Open Water -- have been used in the past for spoils deposits; the Plan indicates reservation of the third area for future deposits.

In the Open Water Area it is proposed that some of the existing deposits be removed to create ponds and potholes -- open water for wildlife habitat and views. The technical problems of shape, depth, flushing, stabilization, and re-vegetation will require further study.

The area the Plan reserves for spoils is not as suitable for the creation of open water since it would mean sandwiching a passive use between the active uses and intense development of the Marina on the north and the Sports/Field Games on the south.

Nature Study Staging Area: Access to the wetlands and open water, Alhambra Creek, a variation in shoreline character, and traditional association of the western portion of the site with passive recreation pursuits are indicative of this area's suitability for nature study, wildlife observation, strolling, viewing, and aesthetic enjoyment.

While there is a variety of facilities proposed for this area, the primary focus is on a base of operations for nature study and observation. Some of the study themes envisioned for the area include migration patterns, mammals and birds of the wetlands, life in the marsh, diversity of

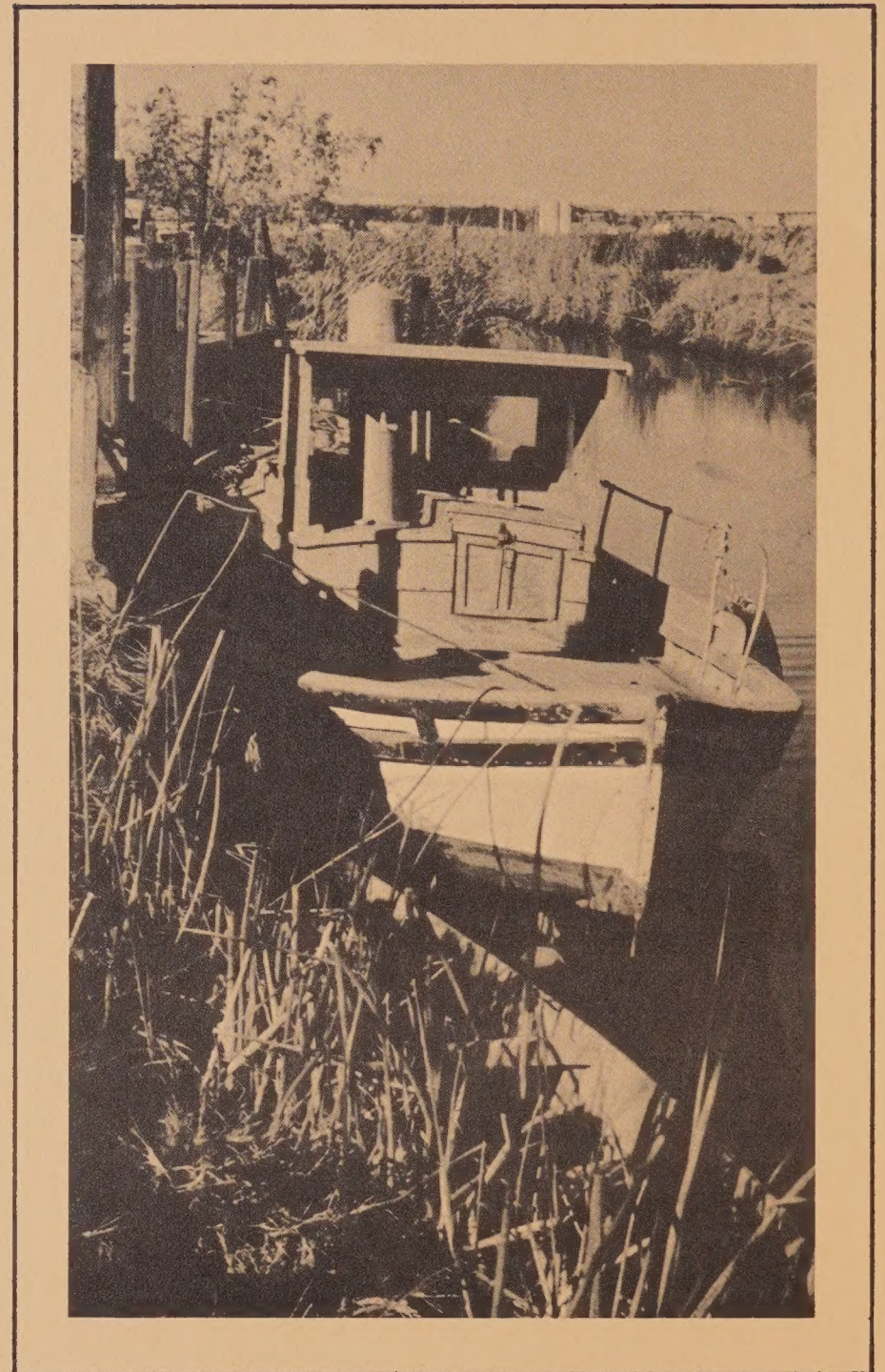
the estuarine ecosystem, history of the area, and dynamics of the wetlands.

Users arrive via a separate access route along Berrellessa and Embarcadero where facilities are provided for parking, shelter, information, gathering, and resting. A small cluster, simple but flexible, including a small kiosk for the display and/or distribution of information on wetland biota, a shelter, and a restroom building is proposed. The cluster is not intended to function as a museum or interpretive center, but as a place for individuals and groups to meet and make use of the facility as they wish in accordance with whatever program and method of operation may be established. A small picnic area and informal play area backed by mounding are also proposed for individuals, families, or groups on outings.

Use by groups, particularly schools, will be relatively high; ample space is provided in the parking area for drop-off and/or bus parking.

A building and yard is proposed near the CCCSD site to facilitate park maintenance and storage for the western portion of the site.

Granger's Park Area: The small development existing at the foot of Berrellessa is proposed as a passive area closely related to the Nature Study Staging Area. It is to be modified to contain a small informal picnic setting, an area for the display of driftwood-type sculpture, and an area immediately adjacent to Alhambra Creek for the display of historic maritime and fishing equipment and small boats.



From this and the Nature Study Staging Area, paths and boardwalks fan out through the wetlands -- a network of loops to facilitate a variety of walking/study experiences and distance to be travelled. Foot and bicycle access is via the Nature Study Staging Area.

Cannery Area: While no specific studies have been conducted to determine utilities, code requirements on electrical, structural, fire protection, etc., the potential for a Recreation Cluster here does exist. It is important that consideration be given to the Cannery's possible role, and thus, during development of the Plan, the Agency adopted a resolution to include the Cannery within the study area even though it is presently in private ownership.

The three main warehouse buildings have potential for the accommodation of indoor tennis, handball, and perhaps a small gymnasium. In addition, meeting rooms, restrooms, and an administration office are possibilities. The site around the buildings could accommodate paved courtyards for resting, strolling, arts and crafts display, and small theatre groups; a bank of tennis courts and parking for cars and bicycles are also possible. Screening is indicated to abate visual disruption of adjacent wetland and residential areas and to soften the buildings.

Park maintenance facilities could also be located here, possibly eliminating the need for maintenance and storage areas elsewhere on the site.

Such a cluster could not only provide for recreation needs, but could concentrate uses and facilities in a single area, thereby minimizing the need for location elsewhere on the site.

Entrance Area: In keeping with the concept of more active uses on the east of Ferry Extension and open, more passive, and less extensively developed use areas on the west, it is felt an entry area is required -- an area to announce the park and unfold as an open green space at the park's major point of entry. This area covers an existing dryland portion of the site and reinforces the concept of clustering the more traditional types of park development east of Ferry Street Extension near the site's south boundary.

In order to diminish the intensity of development and provide a buffer for the adjacent wetland areas, the Entrance Area includes two types of proposed development -- the sculpted, developed green portion and the minimally developed rough turf in the northwest portion

The developed portion is open, informal, and unstructured for the most part, containing paths, a play area with shelter and restrooms, mounding for trees and wind protection, group and family picnic areas, and an area along the southerly edge for a park entrance theme and sign. Mounds also have potential for informal seating for events staged on the lawn.

The northwest portion of the Entrance Area, together with its path system and parking along Ferry Street Ext., serve as a staging area for wetland use and enjoyment. A path connects the Entrance Area with the Granger's Park Area via bridges over both the drainage channel and Alhambra Creek.

The existing horsemen's arena must be relocated as Ferry Street Extension is developed. The exist-

ing ballfields must be relocated before Entrance Area development can be completed.

Activity Area: Located on the east side of Ferry Street Extension and the Entrance Area, it provides a complex of related facilities and activities adjacent to the Sports/Field Games Area.

Court games (tennis, basketball, volleyball, etc.) require a more stable ground surface. These activities do not require a quiet area, and in fact should be clustered together and separated from passive use areas.

The northerly portion of the Activity Area complex is for more passive activities, perhaps those of senior citizens, where shelter, horseshoes, shuffleboard, bocce ball, and table games can be developed. Separated from this area by lawn and picnic are facilities for children's play, a shelter, and restrooms adjacent to a bank of tennis courts. Across the drainage channel and immediately adjacent to the Sports/Field Games Area are the basket and volleyball courts and a small group picnic area. Parking nodes and a path system complete the facilities.

The relationships are such that a variety of facilities are provided for individuals or families in a sports-oriented intense activity grouping.

Mounding and heavy planting screen out visual distractions along Ferry Street Extension and the S. P. tracks.

Sports/Field Games Area: Similar to the Entrance Area, this use is separated into a developed por-

tion containing lawn, mounds, planting, ballfields, football and soccer, and support facilities, and a minimally developed portion further east acting both as a buffer and staging area for adjacent wetlands and an area for future expansion.

The entire Area is situated on a dredge spoils site. Proposed facilities will require further study to solve the problem of preparing the area for development. In particular, special consideration regarding importation of clean fill, grading, drainage, and mounding will be necessary.

It is proposed that three baseball fields be included, at least one of which is a highly developed facility with dugouts, fencing, regulation backstop, and provision for bleachers. Overlapping outfields and the northerly part of the area will accommodate two soccer and/or football fields.

Existing dikes on the north and west sides are indicated for expansion and shaping into mounds for wind protection, trees, and visual screening. Mounds also provide the backdrop for scattered picnic tables and facilitate informal seating for spectators.

Parking for both cars and buses, of adequate size to accommodate the larger crowds expected in the Area, and a restroom building are located nearby. Paths for service, access, jogging, and separation from the undeveloped portion are included.

The minimally developed portion of the Area is designated for a wetland staging area and miscellaneous field games. Many activities requiring a field or open space -- kite flying, frisbee, in-

formal ball games, etc. -- but which do not require a maintained lawn can take place here.

Because the Activity and Sports/Field Games complex will require comparatively high maintenance, and because a facility can be neatly accommodated out of the way and screened from view, a park Maintenance Area is also indicated. Adjacent to the access road, the maintenance facility can serve the Marina Area and all of the park east of Ferry Street Extension.

Site analysis, use studies, and general consensus have indicated that equestrian trails and facilities are not compatible with uses in the study area. Moreover, the existing and proposed regional trails are south of the City making access to and from the site difficult. It is suggested, however, that the horseman's arena now located in the proposed Entrance Area be temporarily relocated in the southeast corner of the minimally developed portion of the Sports/Field Games Area until such time as the Martinez Horseman's Association can find suitable accommodations off the site. A time limit should be established for relocation elsewhere.

Wetlands: The Resource Analysis describes the wetlands, their character, biota, and variations, and indicates their singular importance as a natural resource.

The Wetlands are proposed for passive use with a minimum of development. The Wetland in the eastern portion of the site is to be left in its natural state with only an access path along the extreme southerly edge. The western Wetlands

are minimally developed to provide access and enjoyment of the various natural attributes -- open water, mud flats, sand pockets, vegetation and wildlife.

Other Uses: The Resource Analysis describes non-park uses within the study area, and in accordance with that study's recommendations and site use analysis, the Plan indicates the following:

CCCSO: Contiguous with the Pigeon Club and Sportsman's Club, it is to remain but should be screened and softened.

Pigeon Club and Sportsman's Club: The Resource Analysis recommends study for their relocation off the site insofar as their incompatibility as private holdings within a public park is concerned, and this remains a proposal worth looking into. However, the area occupied, their location adjacent to CCCSO which at least groups these non-park uses together, their relatively low degree of use and traffic generation, and the practicability of their being separated by screening indicates that they may continue.

Coast Apparatus Company: This non-park use has the potential for education, being the only fire-fighting equipment manufacturer anywhere in the area. And because it has a long-term lease with the City, the Plan indicates its continuance. It will serve as a separation between the Activity and Marina Areas. Mounding and plant screening on three sides will soften visual impact of buildings and employees' parking.



FACILITIES

Major Access Route: North Court Street is proposed as a four-lane paved street, two lanes each way separated by painted lines with a separate access lane and angle parking along the Entrance Area separated from the traffic lanes by a planted median.

Ferry Street Extension is to be a lighted, tree-lined major ingress and egress route for both the park and Marina Area.

Secondary Access Route: Various minor streets are proposed for access to use areas. These are two-lane paved roads, most of which terminate at parking areas. As with Major Access Routes, pedestrian and bicycle paths are proposed on one or both sides.

Pedestrian and Bicycle Route: Paths are for strolling, hiking, bicycling, jogging, and service. No attempt has been made to distinguish these different activities on the Plan; however, there should be restrictions made with regard to where and over which paths the various modes of movement may take place. The routes should be marked or color coded for identification.

Paths, like Boardwalks, are intended to concentrate and direct non-vehicular traffic along designated lines thereby protecting the park from over-use and trampling. While the major components of the path system are shown on the Plan, the actual quantity, locations, and alignments will require further study when design development plans are initiated.

All paths should be of at least eight-foot width, where practical, to facilitate the variety of uses mentioned above. Careful consideration must be given to the movement of wheel chairs. Many paths, particularly at wetland edges, or where it is determined there is little need for bicycle access, may be of a soft surface material such as decomposed granite or redrock quarry waste.

Boardwalks: As development takes place, it may become necessary to protect wetlands from over-use. Developing boardwalks to protect wetland areas while providing for recreation and education use is envisioned as an important part of the overall circulation system.

Facilitating access through the wetlands to open water, and providing opportunities for a variety of views, exposures, and wildlife habitats, the actual location, alignment, and components of the boardwalks will require intensive design study. It is the intent of the Land Use Plan to indicate in a general fashion where they may be located.

The system may consist of two boardwalk types: fixed and moveable. Fixed boardwalks may be developed over water, marsh, or unstable ground where it has been determined that access may be more or less permanent and where they will not be detrimental to wildlife habitats. Constructed of wood -- four- to five-foot wide decking supported on permanent treated pilings with handrails -- their height above the surface will be about one and one-half to three feet, varying according to conditions. Moveable boardwalks, linked to fixed boardwalks, may be located where shifting habitats

may occur or where only seasonal access is desired. The moveable type may be a modular system, constructed of wood with devices for fastening units to each other and/or to pilings, similar to piers in a marina. The decking could be supported just above the surface or allowed to lie or float on it depending on conditions.

Boardwalks would be for pedestrian traffic only and would, in turn, be linked to paths at the edges of wetland areas.

Car Parking: Parking nodes are indicated in conjunction with the use areas they are to serve in order to minimize the size of lots and reduce conflicts from users having to cross streets, water, or other obstructions after arrival.

It is strongly suggested that parking areas be initially developed of minimum size and expanded only when and if increased demand has been demonstrated. Further study in the design development phases will be required to determine the best parking configuration and location, and the appropriate size in accordance with the area to be served. Moreover, many parking areas need not be surfaced with hard paving materials (asphaltic concrete or concrete), and the possibility of using soft surface materials wherever possible is an important consideration.

The Plan also indicates the probable need for providing bus parking in some areas and overflow parking areas in the Marina.

Overflow parking areas may be developed as rough

turf surfaces facilitating other uses when not needed for the parking of cars.

Play Area: Two types of children's play areas are indicated: organized and informal. An organized area is one in which the play equipment is more complex, providing a greater variety of play experiences, and contained on sand within curbing. These are usually supported by other facilities -- a shelter and/or restroom building. An informal area is one having fewer pieces of equipment placed on sand, lawn, or rough turf and not rigidly contained.

The play equipment (probably wood) and all associated development should be appropriate in material, scale, and color to the surroundings.

Sand Area: This would require the importation and placement of about six inches of sand over a prepared subgrade for the simulation of a beach setting. See "Sand Area/Beach Setting" under General Uses.

Restroom Building: Restroom facilities are located in accordance with these considerations: 1) where development and/or activity is likely to be greatest; 2) sprinkled throughout the park area so that walking distance is never too great; 3) near play or game areas where there are likely to be many children; and 4) as close as possible to existing utilities to minimize costs.

Restroom buildings are to be compatible in scale, materials, and color with their surroundings and should include a small space for material storage and irrigation controllers, electrical boxes, etc.

Observation Shelter: Small shelters or blinds for the observation and photography of wildlife are proposed in the wetland areas. Located at the ends of boardwalk extensions so as to isolate them from traffic on the main boardwalk, and oriented for habitat viewing, they would be of low profile supported on piles at or just above ground or water surface. The shelters could vary in size, designed for from one to three or four people, and should be of muted natural colors appropriate to their surroundings. The primary function of the shelter is to screen the observer from view while providing him with a dry, roofed, relatively wind-free platform.

Some shelters could be designed as demountable structures for disassembling and relocation as conditions dictate. These, together with the moveable boardwalks, provide for a great deal of flexibility.

Observation Deck: Of wood construction and similar to the observation shelters in many respects, the decks differ only in their structure and use. The decks are intended to be extensions or widened portions of the boardwalk, where individuals or small groups may rest or enjoy the view. While observation shelters are intended primarily for nature observation and study, the decks would serve somewhat the same needs except they would be without walls or roof and have a greater flexibility of use.

As with all other wetland development, the actual quantity, sizes, design, components, and location of observation shelters and decks can only be

determined after further specific study, which is beyond the scope of the Land Use Plan.

Shelter: Used primarily to provide an overhead plane, wind protection, and sense of security, shelters are located in conjunction with play areas or kiosks. The shelters would be of wood construction with open, trellis-like roof and sides, containing benches for resting or on which parents could sit while watching children at play.

Information Kiosk: This would be a wooden structure consisting of decking, storage space for wildlife information materials, and roof. Display panels and/or distribution boxes may be included for the identification and description of history, programs, study tours, paths and boardwalks, and biota of the area. See "Nature Study Staging Area" under General Uses.

Family and Group Picnic: Picnicking can and will take place almost anywhere on the site. For those who wish to spread out a lunch on a table and possibly cook a meal, picnic sites of two types are proposed.

Family picnic would consist of wooden tables, each situated on a hard or soft surface pad in lawn areas, separated from one another for the use of individuals or families. Small barbecue stoves may be provided where appropriate.

Group picnic facilities would consist of tight groupings of tables (the quantity should vary) for use by groups, clubs, or organizations who wish to be together for the outing. The tables may be located on a single pad with one or two larger group barbecue stoves provided.

Where possible, picnic areas should be located for easy access and the best wind protection.

Court Games and Field Games: These facilities are self-descriptive. See "Activity Area" and "Sports/Field Games Area" under General Uses.

Maintenance Area: Proposed uses and facilities will require maintenance ranging from low degree in the wetland areas to quite high in the activity and sports areas. In order to store equipment and materials so they will not have to be brought in from off the site, maintenance areas are indicated on the Plan.

The size, configuration, and specific needs will require further study. The areas may consist of a building or two and a yard, all depending on determined requirements. Maintenance areas should be fenced and/or screened from view and located in conjunction with park access routes.



Marina Support Facility: Needed in the Marina Area and directly associated with or supportive of the Marina operation, these facilities consist of bait shops, launching ramps, fuel dock, chandlery, boat repair yards, and the like.

Commercial: Another facility located within the Marina Master Plan Area, commercial includes restaurants and shops.

Mounding: As reported in the Resource Analysis, mounding serves many important functions: 1) spatial identification; 2) in conjunction with trees, a wind and visual screen; 3) deeper layers of soil needed for growing trees; 4) ground sculpting; 5) informal raised seating; and 6) a convenient place for burying undesirable on-site materials such as slash, rubble, and inferior soils.

Mounds are confined to dryland areas which will support the added weight. Depending on what surface treatment is proposed, mounds may be built up using on-site or imported fill with a clean layer on top. The cores of larger mounds may be built of dried dredge spoils, rubble, or vegetative matter. They should be of a height and slope so as to facilitate easy maintenance and provide the function for which they were intended.

Plant Screen: Different from ornamental planting, screens are primarily for the purpose of eliminating unsightly areas or structures from view, spatial identification, and where wide enough, for the creation of wind shadows on the lee side. A screen would typically include large shrubs, small and large trees appropriate to setting and soil conditions planted closely together.

Wetland: See "Wetlands" under General Uses.

Maintained Lawn: Where feasible and where use and facilities dictate the need, lawns are indicated. These may be installed as seed or sod, but in either case require good soil, irrigation, bed preparation, and maintenance -- little or none of which is required in rough turf areas.

Rough Turf or Groundcover: Rough turf is a label covering many possible types of grasses or grass-like vegetation. Groundcovers are not of a grass type. Rough turf or groundcovers are intended for use where a maintained lawn is not needed or not possible. The selection of particular species must be appropriate to the need, soil conditions, whether or not irrigation is provided, whether or not erosion is a problem, slopes, visual impact, drainage, etc.

Rough turf generally implies either a hand-seeded or hydro-seeded grass mixture requiring little maintenance. It may be flail-mowed from time to time or left alone. In essence, it is an indication for a man-planted vegetative ground covering in areas which will be stripped due to construction or where little vegetation presently occurs.

Natural: Areas which are intended to remain in their natural state with little or no introduced vegetation.

Reserved for Dredge Spoils: Much information on sediment deposits is contained in the Resource Analysis; the study also points out the problems with regard to maintaining the Marina and the deposit of dredge spoils. Even with recent improvements in the Marina breakwater and pier,

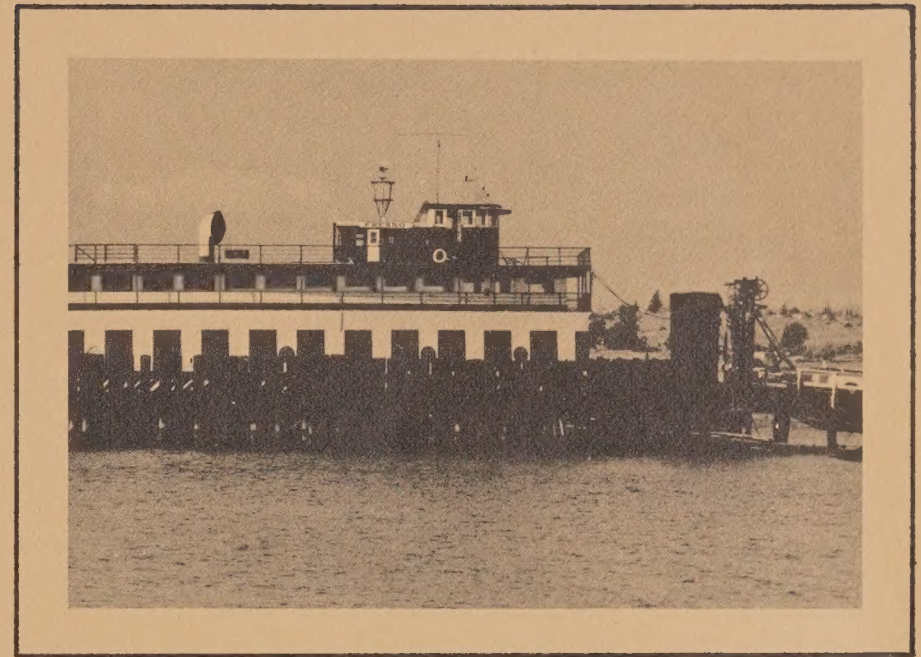
sediment deposit will continue to be a problem, though not as great a problem as in the past. It is not known at this time how often or how much dredge spoils will have to be removed. However, the need has been met in terms of land use by designating an area for future deposits.

The deposit area will require diking and the usual controls on de-watering, water quality control, and depositing. Where located, it is probable spoils could be pumped from the Marina to within the diked area.

Simple paths are indicated for access around the area on the dikes for those who may want to observe birds.

Ferry Boat: The Resource Analysis discusses both the problems and potentials for the ferry boat, presently anchored at the end of the Marina pier. Preliminary studies have been conducted for the permanent relocation of the boat at the shoreline, all of which involve considerable work in siting, modifying the boat to conform to code, and re-modeling for commercial use. The Plan has taken this facility into account as a possibility. Whether the City or a private developer would undertake the project is yet to be determined.

Site Amenities: The scale and general nature of the Plan do not allow for the depiction and location of benches, signs, trash receptacles, bicycle parking, water outlets, and other amenities. All of these, however, add to the park user's safety and convenience and should be taken into account as specific needs during future design development phases.



RECOMMENDATIONS: USE AREAS AND FACILITIES OF LOCAL OR REGIONAL CHARACTER

The Resource Analysis outlines the general rationale for categorizing uses and facilities as being either local or regional (see Resource Analysis, page 33). While some uses and facilities are traditionally more of a regional character, all uses and facilities will be of local significance because of the site's location. However, a Land Use Plan cannot always provide for the neat separation of these categories of use. Other considerations -- location on the site, relationship to other areas, needs, pressures, development phasing and cost, maintenance and operation -- must be taken into account as well.

It will be the responsibility of the Martinez Waterfront Planning Agency, the East Bay Regional Park District, and the City of Martinez to make final decisions as to where and how responsibilities for development and maintenance are to be implemented, what policies may be jointly adopted to attain park development goals, and finally, the agreement binding these decisions.

Recommendations for the division of local (City) and regional (EBRPD) responsibility are as follows (see Land Use Plan "A"):

1. Areas 7 and 8, highly developed areas containing ballfields, court games, play areas, etc., fit the description of local uses and facilities. Development of these areas is definitely a need and an extension of local recreation programs.
2. The area within the Marina Plan lines carries a regional connotation, i. e., water-oriented recreation utilized on a county-wide basis. However, two major factors operate to assign a local use category to the area: 1) The EBRPD does not have existing capability nor does it desire to be involved with a marina operation; and 2) the commercial aspects of the Marina are City-oriented. Therefore, the City should have the responsibility of developing and maintaining the Marina Area.
3. Area 1, Sand/Beach Setting, is another use, which though regional in character because of shoreline access and recreation, must nevertheless be considered a City responsibility. Because of its close proximity to the Marina, its dependence on Marina parking, and its relationship to the Marina recreation experience (boating, restaurants, fishing) -- and because of difficulties involved in the EBRPD having to maintain a beach setting which is small and isolated from other beach operations within the District, it is recommended that this area be included in the local recreation category.
4. Area 9, the area for miscellaneous field games and future expansion, could be argued as being either local or regional. It is immediately adjacent to the field games area (8), could very well be needed in the future for expansion of these facilities, and could be maintained along with the field games area. On the other hand, if the area is envisioned as a buffer, or filter, or protection for the adjacent wetland area (10) to the north and east and is to have minimal development, it could be placed in the regional category. Also, removing this area from local responsibility would give the City a contiguous block for development and maintenance (Marina, Areas 1, 6, 7, and 8). All factors considered, it is recommended that Area 9 be included as part of the EBRPD's park responsibility.
5. The portion of Area 6, Entrance Area east of Ferry Exten., is local according to definition. It contains family and group picnic, turf playfields, and the potential for an informal amphitheatre in conjunction with the mounds and open lawn area. Moreover, Area 6 is the entrance, the doorstep for both the park and Marina and is closely related in character and use to Areas 7 and 8. It is therefore suggested that this area be included in the local park category.

6. Area 5, the Cannery, would probably contain facilities and activities more closely related to local use. Also, because much of the recreation activity is indoors, it could be more available to the public for use at nighttime and during inclement weather. However, its potential as a recreation cluster thereby protecting regional areas and its status as an unacquired area suggest that the Cannery remain undesignated as to local or regional responsibility.
7. All other areas (2, 3, 4, and 10) fall well within the regional park category. They contain comparatively little structured development, provide both access and protection of wetland areas, preserve the views and open spaces, and facilitate nature study and observation. These areas are also the most critical because they are the most fragile. Protection and management of these areas by a regional authority is vital.
8. Finally, the area reserved for dredge spoils should be the City's responsibility. It exists only because there will be a need for dredging the Marina from time to time.

RECOMMENDATIONS: PHASES FOR DEVELOPMENT AND COST ANALYSIS

In addition to the usual problems of assessing development and maintenance costs and establishing a logical development sequence, there are a number of factors operating within the study area which complicate the matter of recommendations: 1) the duality of local and regional responsibility;

2) the separate, though related, matter of Marina Area development; 3) the present unavailability of some areas and the question of when they might become available for use, e. g., the lease parcels along the east side of North Court; and 4) the acquisition of certain land parcels presently held by private owners.

Phasing implies the coordination of work during specified time periods to be started and completed by given dates. This is usually possible where there are fewer complicating factors and variables or where budgets have already been established. It is not fully known at present when development could begin or what, if any, funds are available. Therefore, phasing is only intended to represent long-term development and to assign a logical sequence of development taking into account the factors outlined below, probable costs, and the technical problems associated with design and construction document development.

1. One of the concerns might be to get most of the areas for which the City is responsible developed as soon as budget and land availability will permit: 1) Most of these areas lie along and adjacent to Ferry Street Ext., and implementing the street and adjacent areas would form a spine which can be the spin-off for development of areas to the east; and 2) The City areas are perhaps the most threatened. The longer development is delayed, the greater the pressure might be for commercial, industrial, or other non-related development to take place.
2. Ferry Street Ext. is necessary for both Marina and park access and will probably be the carrier

of all major utilities. The street would appear to be the division line between regional and local areas (with the exception of the Sand/Beach Setting), providing contiguous development units for both the City and the EBRPD. Development of Ferry Exten. sets the stage so that when and where feasible, the City and the EBRPD could develop their respective areas more or less independently with a minimum of interference. Ferry Exten. could be developed initially as a two-lane route with the remaining two lanes developed in later phases.

3. Virtually all areas for which the City may be responsible are not usable without development; whereas, most areas for which the EBRPD may be responsible may be used, at least temporarily, with minimum provisions for public health and safety, without development. Consideration should be given to implementing development early before costs escalate.
4. Local facilities are of the type which will require more of a total development effort. For example, ballfields, structured play areas and court games, planting, paths, roads, etc., require more of a coordinated design effort and hence, more of a complete construction effort due to the complexities of utilities, grading, drainage, construction, and other technical problems which are generally fewer in regional areas. There is a point to be made for developing local area types first: they usually take longer to become established, and it makes some sense to get trees in early to reach maturity sooner. Obviously, such areas can be developed only as availability of land will

permit. Regional facilities such as observation shelters and decks, boardwalks, etc., can be implemented on a more leisurely basis; complete implementation of any one facility or group of facilities is not as critical.

5. Because the field sports are proposed on old dredge spoils areas, they will require a considerable amount of ground preparation (clean fill, amendments, drainage) before development can be completed.

Cost Analysis

In accord with Recommendations: Use Areas and Facilities of Local or Regional Character, concurrent phases have been assigned. That is, the City's first phase is separate and different in scope from the EBRPD's first phase, and they could be initiated independently by the two authorities. The dates and time frames for the two separate works need not be parallel; it is simply a way of suggesting sequential development for both local and regional use areas.

Local (City):

Phase 1: Development of Areas 1, 6, and partial development of Area 7; partial development (shared with EBRPD) of Ferry Street Extension; development of secondary access (shared with EBRPD) to Areas 7-10.

Phase 2: Continued development of Area 7.

Phase 3: Completion of Area 7; share of cost with EBRPD for pedestrian and bicycle routes to and in Area 10.

(Note: It was recommended by the Agency that no phase be designated for Area 8. This Area is to be developed in an undetermined future phase when funding is available.)

Regional (EBRPD):

Phase 1: Development of regional (northwest) portion of Area 6; partial development (shared with City) of Ferry Exten; development of secondary Access (shared with City) to Areas 7-10.

Phase 2: Development of Area 2.

Phase 3: Development of Areas 3, 4, and 10.

Pedestrian and bicycle routes which are part of any Area are included in that development phase.

All figures are general; precise figures are not only unrealistic but are not possible owing to the general nature of the Plan. No cost escalation has been included, nor do costs reflect development in the Marina Area. Figures are a gross estimate of development costs; land acquisition, maintenance and operation costs are not included.

	Local (City)	Regional (EBRPD)	Grants	Totals
Phase 1	290	240	200	730
Phase 2	165	45	--	210
Phase 3	<u>160</u>	<u>160</u>	<u>100</u>	<u>420</u>
	615	445	300	1,360

Figures are in thousands of dollars.

Figures include 25% contingency for design/engineering and construction.

ACKNOWLEDGEMENTS

The Consultants wish to express their appreciation and thanks to the following for their time and enthusiastic support:

Martinez Waterfront Planning Agency

Agency Advisory Committee

City of Martinez Officials and Staff

East Bay Regional Park District Officials and Staff

MARTINEZ WATERFRONT

PHASE 2 LAND USE PLAN

A

GENERAL USES

- 1 **SAND AREA / BEACH SETTING:** SAND MOUNDS W/ PLANTING, SIMULATED BEACH, ACCESS TO WATER, PICNIC, PLAY AREA
- 2 **OPEN WATER:** PONDS AND POTHOLES, NATURE STUDY, WILDLIFE HABITAT, VIEWS
- 3 **NATURE STUDY STAGING AREA:** INFORMATION KIOSK, SHELTER, OPEN AREA, PICNIC, MOUNDS, PLANTING
- 4 **GRANGER'S PARK AREA:** SCULPTURE, PICNIC, BOAT-MARITIME DISPLAY
- 5 **CANNERY:** RECREATION CLUSTER IF ACQUIRED: INDOOR TENNIS, HANDBALL, & BASKETBALL, MEETING ROOMS, OUTDOOR TENNIS, COURTYARDS, ARTS & CRAFTS FESTIVALS
- 6 **ENTRANCE AREA:** PLAY AREA, SHELTER, PICNIC, OPEN PLAY, MOUNDS, PLANTING, PARK ENTRY THEME
- 7 **ACTIVITY AREA:** OPEN PLAY, SHELTERS, PLAY AREA, PICNIC, HORSESHOES, BOCCEBALL, SHUFFLEBOARD, TENNIS, BASKETBALL, VOLLEYBALL, MOUNDS, PLANTING
- 8 **SPORTS / FIELD GAMES:** BASEBALL, FOOTBALL, SOCCER, PICNIC, MOUNDS, PLANTING
- 9 **MISC. FIELD GAMES, OPEN PLAY, FUTURE EXPANSION**
- 10 **WETLANDS:** PRESERVED FOR NATURE EDUCATION AND OBSERVATION, WILDLIFE HABITAT, VIEWS, ACCESS TO WATER. EXTREME WESTERN PORTION (DESIGNATED OS) IS OPEN SPACE WITH NO CONCENTRATED USE ASSIGNED

USE CLASS: INTENSITY OF USE AND/OR DEVELOPMENT

- | | |
|--|---|
|  HIGH |  LOW |
|  MEDIUM |  STUDY AREA |
|  MEDIUM LOW |  MARINA PLAN |

PREPARED FOR
**MARTINEZ WATERFRONT
PLANNING AGENCY**

PREPARED BY
**ARBEGAST AND NEWTON
LANDSCAPE ARCHITECTS
BERKELEY CALIFORNIA**

REVISED: APRIL '76
JULY 1975

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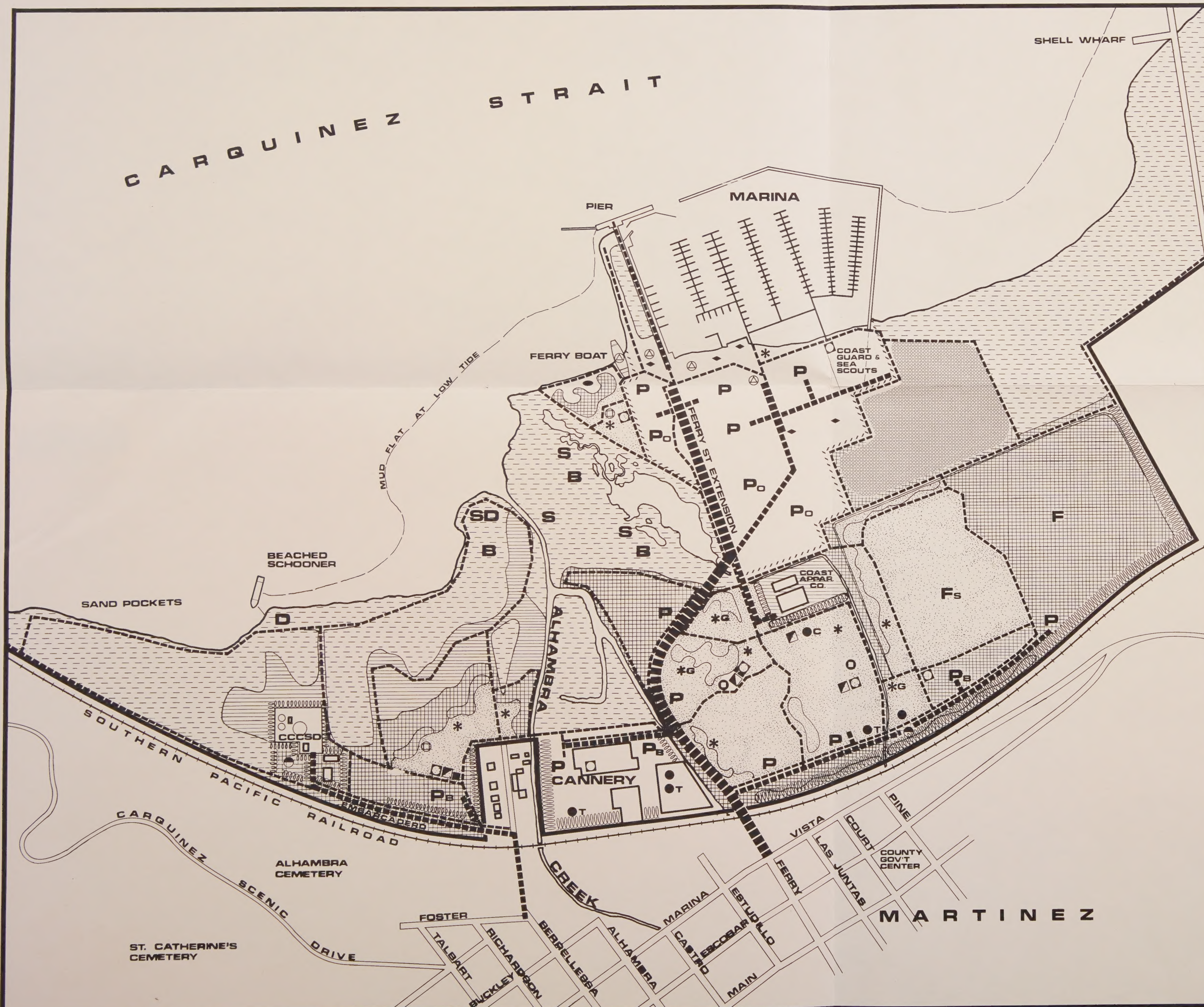
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MARTINEZ WATERFRONT

PHASE 2 LAND USE PLAN

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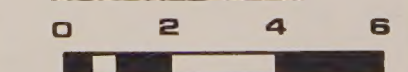
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|------------------------------|---------------------------------|
| STUDY AREA | FAMILY PICNIC |
| MARINA MASTER PLAN | GROUP PICNIC |
| MAJOR ACCESS ROUTE | COURT GAMES: BASKET/VOLLEYBALL |
| SECONDARY ACCESS ROUTE | COURT GAMES: BOCCIE, HORSESHOES |
| PEDESTRIAN AND BICYCLE ROUTE | COURT GAMES: TENNIS |
| BOARDWALK AREA | FIELD GAMES: BASE-BALL, SOCCER |
| CAR PARKING | FIELD GAMES: MISC., OPEN PLAY |
| CAR AND BUS PARKING | MAINTENANCE AREA |
| OVERFLOW PARKING | MARINA SUPPORT FACILITY |
| PLAY AREA: ORGANIZED | COMMERCIAL |
| PLAY AREA: INFORMAL | MOUNDING |
| SAND AREA | PLANT SCREEN |
| RESTROOM BLDG. | WETLAND (MARSH) |
| OBSERVATION SHELTER AREA | MAINTAINED LAWN |
| OBSERVATION DECK AREA | ROUGH TURF OR GROUNDCOVER |
| SHELTER | NATURAL |
| INFORMATION KIOSK | RESERVED FOR DREDGE SPOILS |

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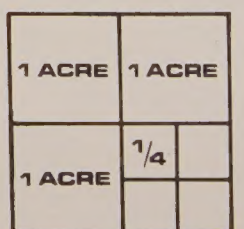
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